

THE DEPARTMENT of COMMUNITY PLANNING & DEVELOPMENT
City Hall, Lynchburg, VA 24504 434.455.3900

To: Planning Commission
From: Planning Division
Date: January 11, 2006
**RE: SUBDIVISION, STREET DEDICATION AND NAMING REQUESTS- THE
BLUFFS AT RIVERSIDE, SECTION 3, OFF RIVERSIDE DRIVE**

I. APPLICANT

Property Owner: William W. Holt, 2719 Hurdle Hill Road, Lynchburg, VA 24503
Representative: Troy D. Williams, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, VA 24501

II. LOCATION

The subject property is a tract of land containing 9.617 acres located on the east side of Riverside Drive, which is off Rivermont Avenue. The proposed new road contains 0.96 acre located on the east side of Riverside Drive.

III. PURPOSE

The purpose of the request is to dedicate 0.96 acre for right-of-way for the proposed public street to be named "River Bluff Court" located on the east side of Riverside Drive. An additional .097 acre will be dedicated along the north side of Riverside Drive for right-of-way, but the only required road improvements to Riverside Drive will be at the entrance to River Bluff Court. The new street and Riverside Drive will serve 21 newly created lots for residential development.

IV. SUMMARY

- Request agrees with the Subdivision Ordinance requirements for dedicating public rights-of-way in an existing R-2, Low-Medium Density Single-Family Residential District.
- Request agrees with the Zoning Ordinance requirements for rights-of-way dedications.
- Request complies with City Code Section 35.105 requirements that "...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owner on said street, and provided further that the Planning Commission deems the petitioned street of sufficient significance to warrant naming."
- Request complies with City Code Section 35.111 requirement that states the "proposed street name will be reviewed by the Technical Review Committee, Planning Commission and City Council, with the final decision resting with Council."

The Planning Division recommends approval of the public street dedication and naming requests.

V. FINDINGS OF FACT

1. **Background.** Troy D. Williams, Hurt & Proffitt, Inc., is requesting to dedicate 0.96 acre for right-of-way for the proposed public street to be named "River Bluff Court" located on the east side of Riverside Drive, which is off Rivermont Avenue. The proposed street, with fifty (50) feet of right-of-way, would extend from Riverside Drive in a southeasterly direction for

approximately 650 feet to its terminus in a cul-de-sac surrounded by lots created by this subdivision. The Public Works Department requires that an additional .097 acre be dedicated along the north side of Riverside Drive for right-of-way purposes, but the only required road improvements to Riverside Drive will be at the entrance to River Bluff Court.

2. **Zoning.** The subject property is zoned R-2, Low-Medium Density, Single-Family Residential District.
3. **Waivers.** No waivers from the Subdivision Ordinance will be needed for the subdivision, street dedication and naming requests.
4. **Proposed Use of Property.** The new street and Riverside Drive would serve 21 newly created lots for residential single-family development.
5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed a preliminary subdivision plat on December 6, 2005. The TRC noted the need for several revisions, most of which are minor in nature and which are expected to be resolved by the applicant prior to the approval of a final plat. The TRC had the following comments of significance to the consideration of the requested subdivision, street dedication and naming:
 - “Remove the reference to W. Park Drive on the plat. This street was vacated by City Council on March 13, 2001.”
 - The Traffic Engineer, the Fire Marshal, the Emergency Communications Administrator and the Lynchburg Post Office Customer Services Manager found that the proposed street name “River Bluff Court” does not conflict with any existing street names.
 - “Additional road improvements will be required as part of this subdivision.” (This would include improvements to Riverside Drive at the entrance to River Bluff Court.)
 - “Road, water and sewer plans are to be submitted separately to the Engineering Division for review.”

VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council approval of the dedication of the public street to be named “River Bluff Court,” with fifty (50) feet of right-of-way, approximately 650 feet in length, to be constructed in substantial compliance with the plat by Hurt & Proffitt, Inc., dated October 20, 2005. The dedication of River Bluff Court and its acceptance as a public street is contingent on William W. Holt filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City’s acceptance of River Bluff Court as a public street null and void.

This matter is hereby offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division
Capt. Al Thomas, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Ms. Annette M. Chenault, Planner II
Ms. Nicole Gilkeson, Community Development Planner
Mr. Troy D. Williams, Representative

VII. ATTACHMENTS

1. **“Plat Showing Section 3 and Resubdivision of Lot 5, Section 1, The Bluffs at Riverside”**
(see attached plat by Hurt & Proffitt, Inc., dated October 20, 2005)